

Densification of Suburban Brent Options

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Brent Character

At a very general level - principally two distinct characters associated with two distinct phases of development:



Brent Character

Pre 1st World War – Predominantly South of North Circular Road – Inner London but not CAZ ‘vibe’:



Interwar 'Metroland' Predominantly North of North Circular Road



Brent Character Density Interventions

3 Typologies:

- **Transformational**
- **Transitional**
- **Traditional**

Transformational

Opportunity/ Growth Areas, wholesale change, tall buildings zones - e.g. Wembley



Transformational

Usually, areas of low-density existing non-residential uses – larger plots single ownership



May 2012



Aug 2024

Transformational

Rarely - single dwellings over large areas to create one site allocation – complicated – but arguably more needed?



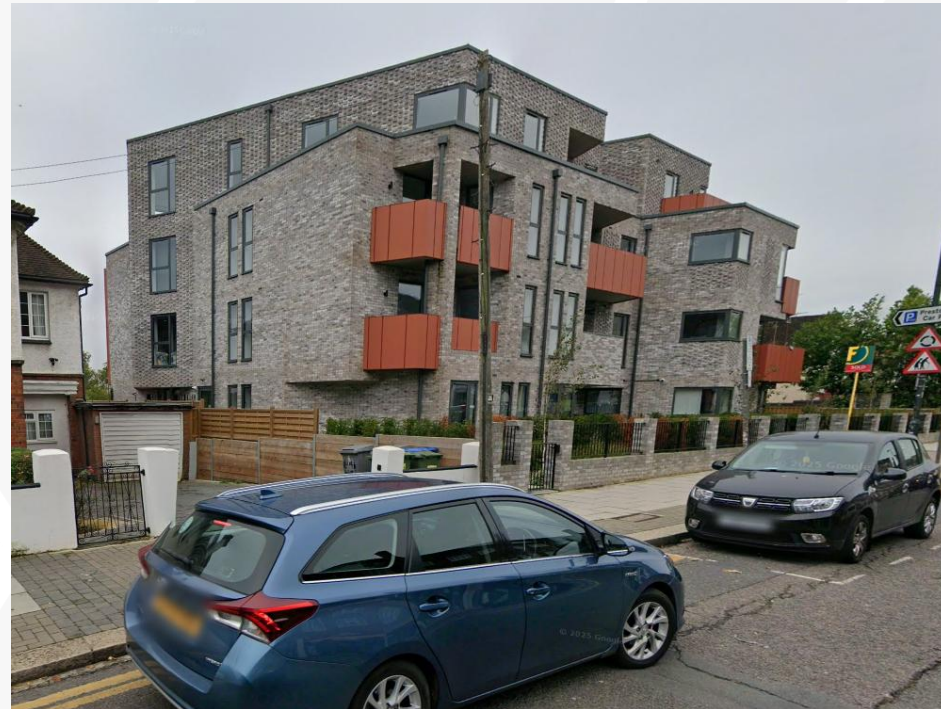
Transitional

Edge of Growth Areas, Town Centres, Intensification Corridors (PTAL 3+ Main Roads 22 metres wide), then PTAL 3+



Transitional

Usually, single dwellings or small groups – mid-rise typically 5 storeys – higher at strategic points is supported





Forty Lane Intensification Corridor existing and permitted



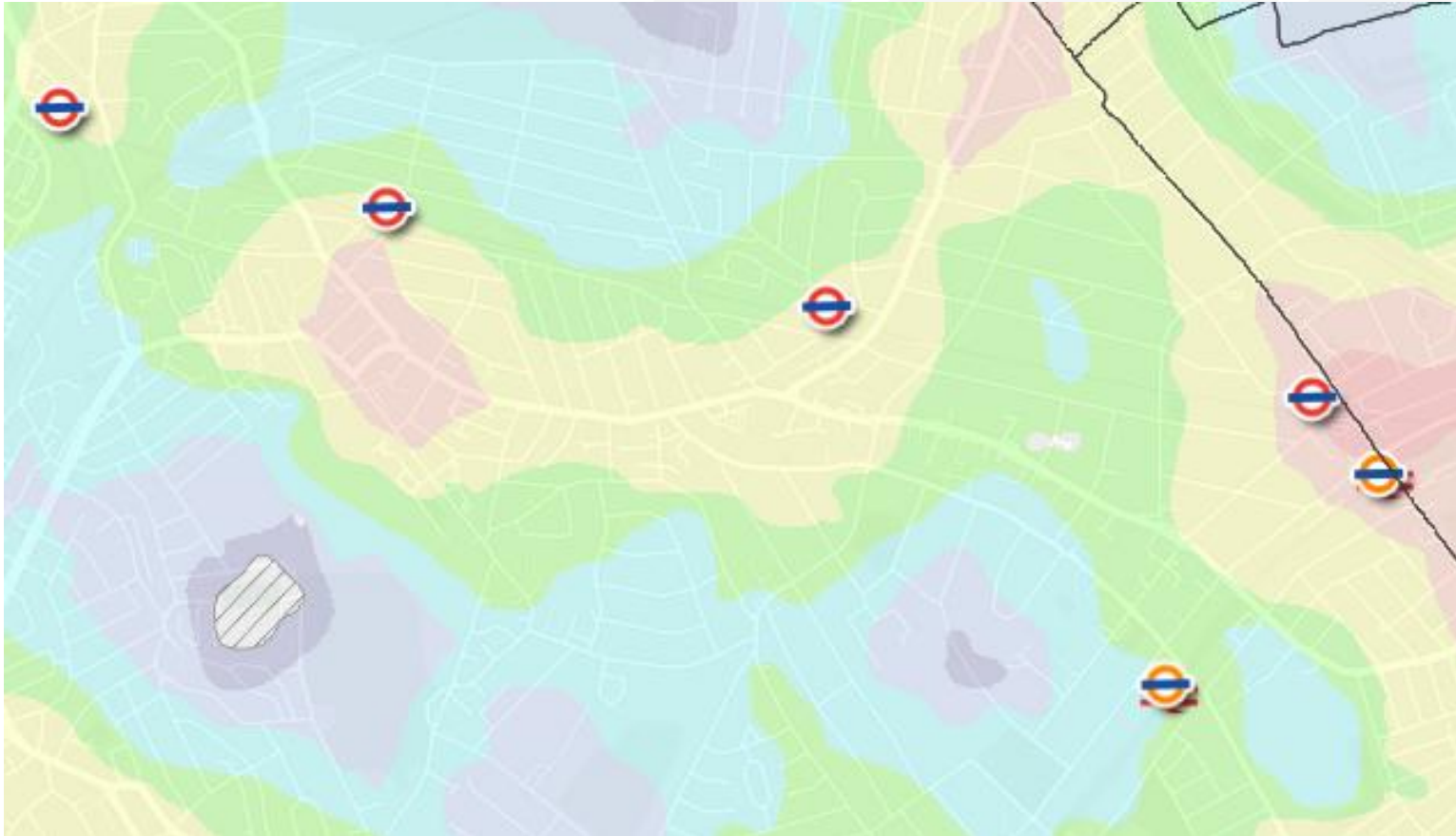
Forty Lane Intensification Corridor showing development potential blocks



Forty Lane Intensification Corridor development 2035?

Traditional

Everywhere else – under PTAL3



Traditional

More modest density/ scale – but contemporary architecture



Oct 2015



Sept 2024

Future

More coding – transitional and transformational the focus

Optimise sites that come forward as much as possible – redevelopment Vs conversion – more LPA intervention to parcel sites?

Substantial change in character expected, not necessarily a bad thing....

Calibre of developer/ applicant/ aspirations/ architects